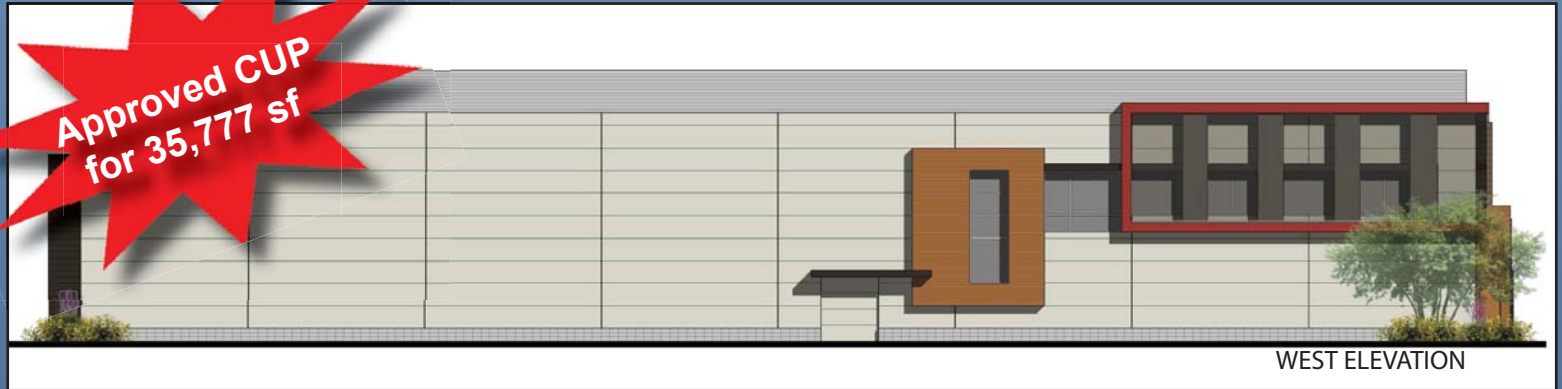


Redshield Cultivation

Approved CUP for 35,777 sf Facility

1.26 acre North 15th Avenue, DHS



WEST ELEVATION

FEATURES:

- Approved CUP 31-17
- The proposed project consists of a two-story cantilever building totaling 35,777 s/f
Cultivation: 29,215 s/f
Office / Administration: 2,463 s/f
Processing: 4,099 s/f
- Building Height 42'
- No Manufacturing Tax in Desert Hot Springs
- Desert Hot Springs Industrial Park
- Across from DHS 109 - A Proposed 109 acre Master Planned Cultivation Park
- Asking Price: \$600,000 (\$10.93 s/f)



N 15th Avenue, E Little Morongo Road
Desert Hot Springs, CA



Site Plan on Reverse
For further information, please contact:

172215
revised 08/24/18ks

Paula Turner
(760) 578-6564
paula@dppllc.com
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(760) 360-8200

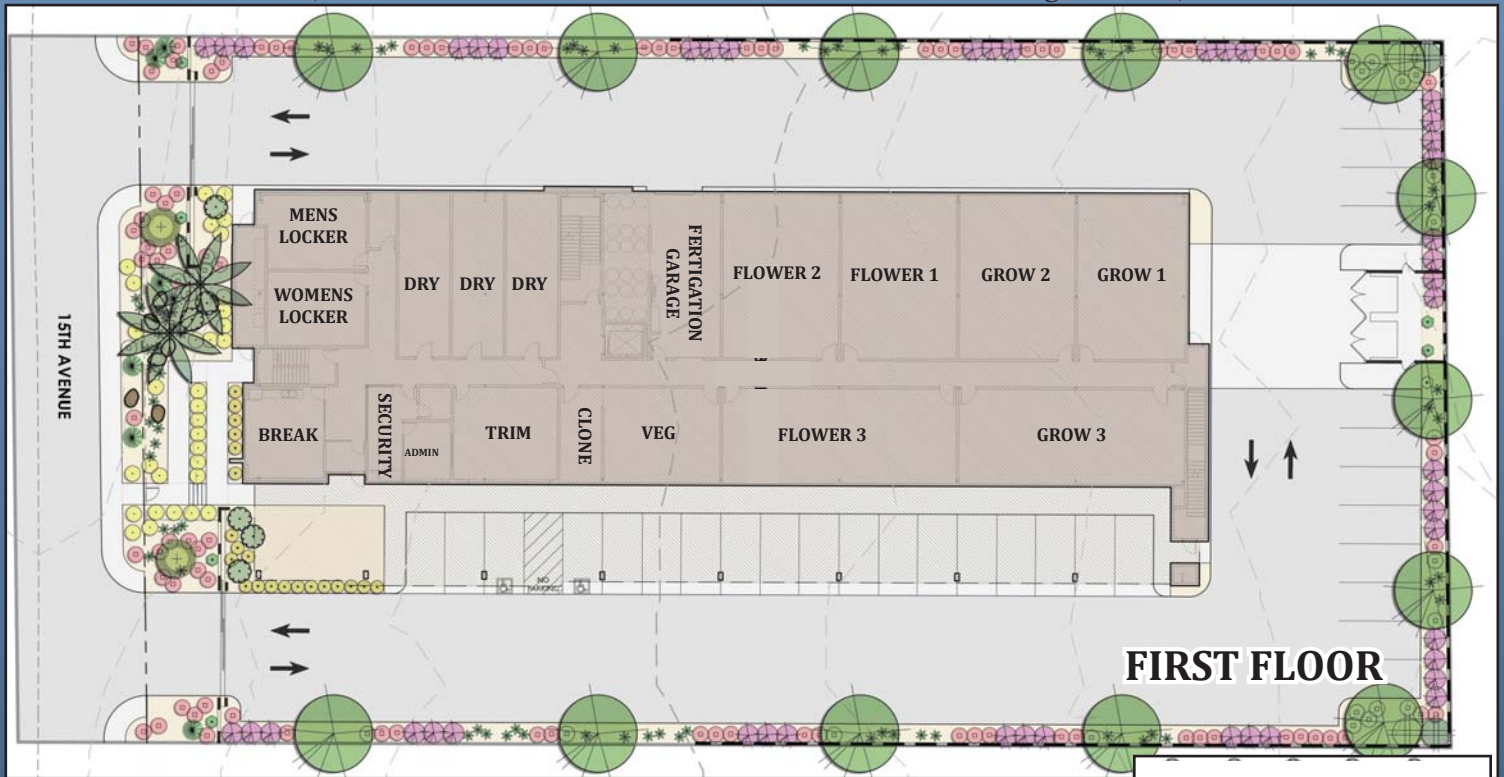
Rebecca Ramirez
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DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

Proposed Development Site Plan

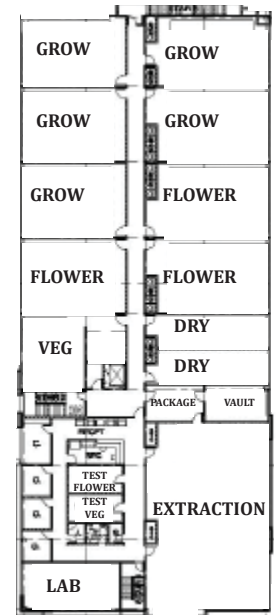
(1.26 ac North 15th Avenue/East Little Morongo Road)



FIRST FLOOR

Site Amenities

- ◆ **Location:** The property is located on the north side of 15th Ave & 1000 feet east of Little Morongo Rd, in the city of Desert Hot Springs.
- ◆ **Land Use Zoning:** I-L (Light Industrial)
- ◆ **APN:** 665-050-018
- ◆ **Parcel Size:** 1.26 acres (155' x 333')
- ◆ **Utilities:** Water on 15th Avenue; Electric on Little Morongo and Palomar Lane
- ◆ **Highest and Best Use:** Cannabis Cultivation
- ◆ **Earthquake Fault Zone:** No
- ◆ **Multi Species:** No
- ◆ **Flood Zone:** Yes, 100 year zone
- ◆ **Topo:** Flat
- ◆ **Terms:** Cash; Submit Proof of Funds with Offer
- ◆ **Comments:** Call office for a complete due diligence package
- ◆ **Directions:** From I-10 traveling east exit Indian Canyon Dr. and take a left (north). Travel 1 1/4 miles to Dillon Rd., turn right (east) on Dillon Rd. Travel 1 mile to Little Morongo Rd., take a left (north) on Little Morongo Rd. and travel 1 mile to 15th Ave. Turn right (east) on 15th Avenue. Property is approx. 971 feet in on the north side of 15th Avenue.



SECOND FLOOR

